

THE **Messenger**

REAL ESTATE GUIDE

realestate

GUIDE

January 16, 2021



Inviting
Offers!

OPEN HOME
Saturday 16th January
9.30am - 10am



5 Cowley Street Mango Hill
525 Block 4 Bed 2 Bath 2 Car

Team Wilkie

Raine&Horne® North Lakes

Team Wilkie



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Shop 1A 27 Discovery Drive, North Lakes
rh.com.au/northlakes

PROPERTY POUNCE: A RECORD 67% OF AUSSIES SAY NOW IS A GOOD TIME TO BUY

- Positive sentiment toward home buying jumped from 42% in April
- 19% of Aussies expect house prices to "significantly increase" in their area
- How to prepare as a first time buyer

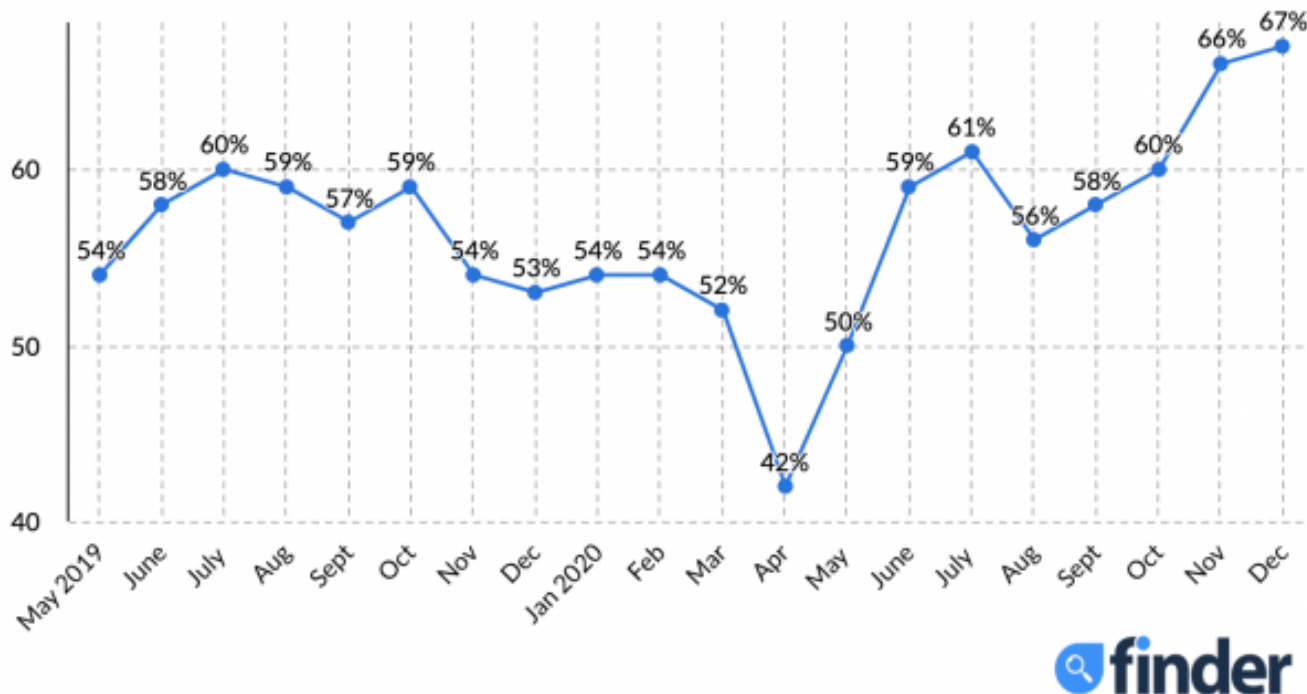
11 January 2020, Sydney, Australia –Optimistic home buying sentiment has reached a pre-pandemic high in Australia according to new research by Finder (finder.com.au), Australia's most visited comparison site.

Finder's Consumer Sentiment Tracker, a nationally representative

Finder survey of 20,353 respondents, revealed that 67% of Australians think that now is a good time to buy property – up from 42% in April 2020.

This figure is an all-time high since Finder began tracking the stat in May 2019.

Source: Finder Consumer Sentiment Tracker, 20,353 Respondents, May 2019 - December 2020



The survey also found that those expecting house prices in their area to significantly increase in value is also at an all-time high of 19% – up from just 5% in September 2020.

Those who expect property values to "somewhat increase" has jumped to 44% from a low of 18% back in April.

Graham Cooke, insights manager at Finder, said that the recent uptick in buyer confidence is a good sign for the economy.

"This rebound in buyer confidence is indicative of increased economic activity

over the past few months, along with an optimistic outlook for 2021.

"Not only did the Australian government do a better job than most at restricting the spread of COVID-19, but federal and state economic support measures helped prop up the property market.

"Now we're seeing that house values in every capital city bar Melbourne are higher than they were compared the same time last year.

"This trajectory looks set to continue, with 86% of economists telling Finder* that they

expect prices to fully recover nationally this year," Cooke said.

According to CoreLogic data from December 2020, house values in Sydney are up 3.95% year on year, with Brisbane values also up by 4.57% during the same time period.

Changes to home values in Australian capital cities

*Finder December 2020 survey of 1,004 respondents

**Some state data omitted due to small sample size

Cooke said that prospective buyers should consider the pros and cons before taking the plunge in the current market.

"Low interest rates and government assistance packages like the first home loan deposit scheme put buyers in a strong position. The potential removal of stamp duty in NSW will be another boon for buyers and may spread to other states.

"If you're thinking about dipping your toe in the market this year, make sure you have a strong credit history, and shop around before signing up for a home loan," Cooke said.

*Finder RBA Cash Rate Survey, December 2020.

Methodology

This study was designed by Finder and conducted by Qualtrics, a SAP company.

The online Finder survey was conducted using a nationally representative survey sample

of 20,353 Australians aged 18 and above, between May 2019 - December 2020.

Time to buy sentiment (by state) was based on a separate Finder survey of 1,004 respondents from December 2020.

How to prepare as a first time buyer:

Seek pre-approval. This will help you to stay within budget while shopping around. You'll also be able to act quickly when you find the right home. You can compare home loans at Finder.

Know the true cost of buying. Home ownership goes beyond the cost of a house deposit. You'll also need to factor in things like stamp duty, lenders mortgage insurance, solicitor's fees and more.

Look beyond the property. You should also consider things like suburb trends, the local council, proximity to shops and amenities, public transport, local schools and whether there are any major developments planned in the area.

Auction



9 Armour Close, North Lakes

5 4 2

Unparalleled Grandeur, Unrepeatable Elegance, Unbeatable Lifestyle Opportunity

Make no mistake, the sale of this residence offers not just a home, but an exclusive lifestyle underpinned by an unpretentious air of sophistication, impeccable and unsurpassed elegance, over 33m of premium green space frontage, and a size rarely seen and sure to be admired.

Faced with its remarkable façade that delicately yet shamelessly alludes to the immense size within, it's clear from the outset this home offers something special.

Auction
Saturday 30th January at 5pm
Onsite



Ryan Suhle
0427 706 699
pauline.barlow@raywhite.com

Ryan Suhle

Sets Suburb Record

RayWhite



Sold
10 Conway Court, North Lakes
\$495,000 - Single Garage Record

When Price Matters Ryan Suhle Delivers.

Contact Ryan today to find out what he can do with your home.



Ryan Suhle
0427 706 699

raywhitenorthlakesqld.com

ryan.suhle@raywhite.com



RayWhite

Selling? Think Ryan Suhle

Ryan Suhle
0427 706 699
ryan.suhle@raywhite.com

Best return for your investment

Most property managers just collect the rent.

We maximise your return in every way we

RayWhite



Online tenant and landlord portals

We provide online portals so you can see all of your inspections, feedback, documents and payments and your tenants can keep track of rent and lodge maintenance. It's always up to date.



Inspection on Saturdays

Most property managers only take inspections on weekdays. That's not convenient for your potential tenants. We run Open Homes every Saturday so your property is leased quickly.



Tailored marketing

As each property and investor is different we tailor your marketing plans to suit your budget and needs. Zero days vacant is our mission.



24/7 online booking

We live in a world that wants things now. Our 24/7 booking system is fully integrated with RealEstate.com.au, meaning potential tenants can book an inspection at any time, day or night.



Mark Thomas
0429 923 739
rentals.northlakes@raywhite.com
raywhitenorthlakesqld.com.au

Ask us how we can maximise your investment today



13 Goanna Court, North Lakes

4 2 2

- 23 Buyer Inspections
- 85 Buyer Enquiries
- 4036 Buyers Reached
- Multiple Offers

SOLD
\$555,000



Ryan Suhle
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17 Silvester Street, North Lakes

5 2 2

- 27 Buyer Inspections
- 39 Buyer Enquiries
- 3655 Buyers Reached

SOLD
\$660,000



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7 Hartnett Street, North Lakes

4 2 2

- 39 Buyer Inspections
- 37 Buyer Enquiries
- 4398 Buyers Reached

SOLD
\$583,500



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41 Northquarter Drive, Murrumba Downs

4 2 2

- 22 Buyer Inspections
- 65 Buyer Enquiries
- 2621 Buyers Reached

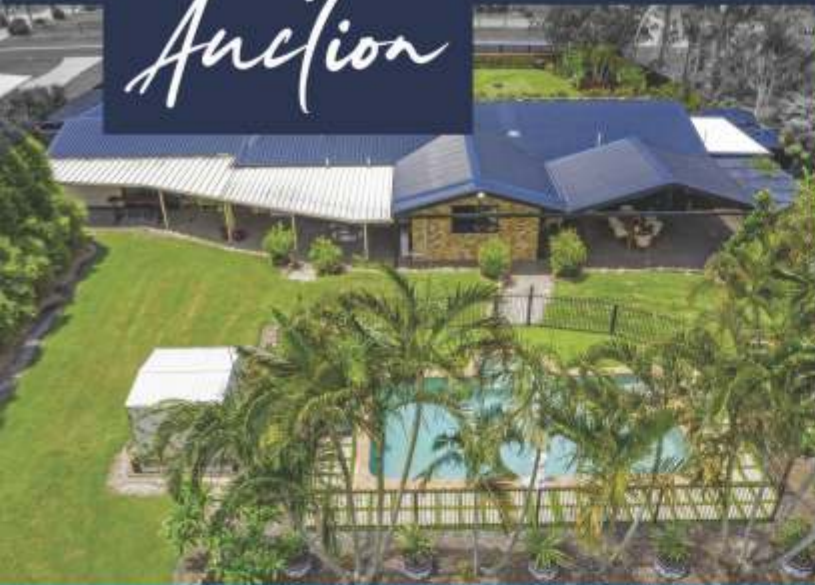
SOLD
\$572,000



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Auction



Burpengary East 38-40 Bradford Road

3 2 3 1 6

Enviably Location...Rarely Available

- Open plan lounge & family, separate dining room + rumpus
- Lock up garage (8.5m x 7.5m), 6m x 9m shed (10amp & 15amp)
- Electric gate access, intercom, security cameras, 6ft fencing, automatic watering system, bore
- Air conditioning, ceiling fans & security screens,
- Solar, 60,000L tank, town water, pool, insulated, large patio's, side access

Auction Onsite

16 January @ 11:00am

Please call for your inspection

Kerry Marks
0409 345 987
kerry.marks@harcourts.com.au



For Sale



Kallangur 7 Kyah Close

4 2 3 1 2

Start 2021 in this Hilltop Family Home

- Master bedroom with huge walk in robe, ensuite, a/c
- Three other bedrooms with built in robes
- Formal lounge room & Open plan dining and lounge room
- Activity room w a/c & skylight
- In ground pool with security fencing
- Side access - would fit a motor home/caravan
- Security Screens throughout, Tinted windows & Air con

For Sale

\$605,000

Please call for your inspection

Kerry Marks
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www.northlakes.harcourts.com.au

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